



Administrative Action

Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-28-14 / Haywood Oaks Subdivision

General Location: The site is located on the north side of Haywood Oaks Drive, on the northeast corner of Pinecrest Road, and Haywood Oaks Drive.

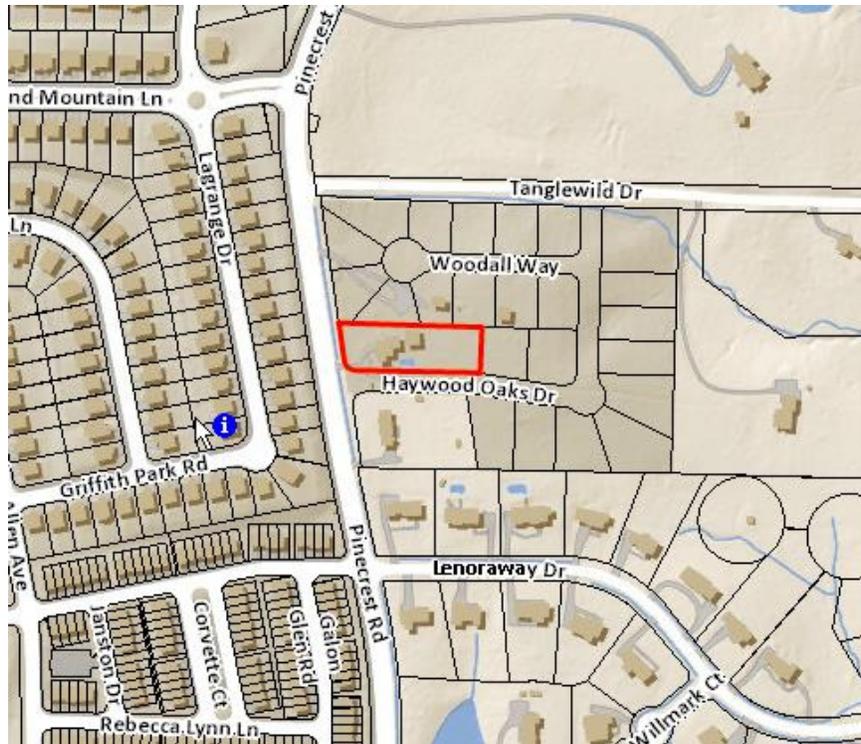
CAC: Northwest

Nature of Case: Subdivision of one 0.81 acre parcel into three single family lots, all currently zoned Residential-4 (R-4).

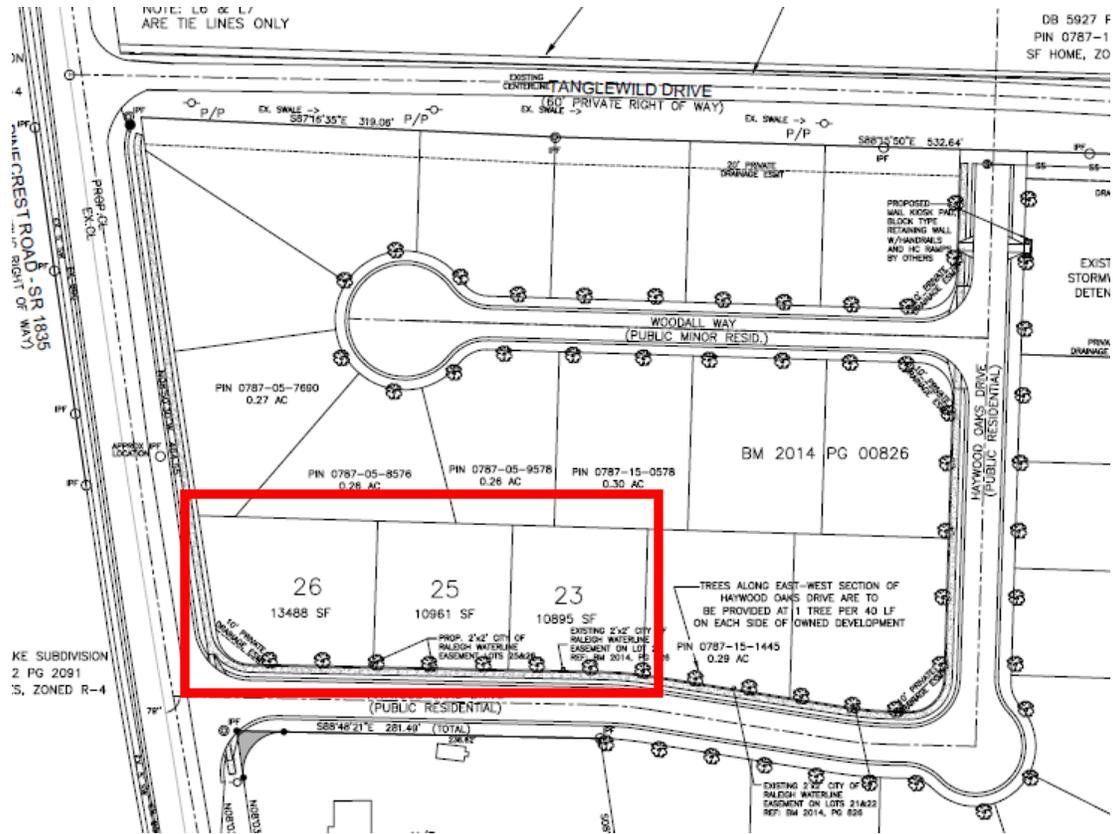
Contact: CR Hassinger Consulting, Charles Hassinger

Design Adjustment: A Design Adjustment has been approved by the Public Works Director for this project for this section of Haywood Oaks Drive, and for the allowance of a recently installed, and existing streetscape. This existing streetscape involves street trees outside of the Right of Way, a 3.5' utility strip, a 5' sidewalk, and an existing Right-of-Way width, as shown on the approved plan (S-43-08) recorded with the Wake County Register of Deeds (BM 2014 pg. 826).

Administrative Alternate: NA



Location Map



Site

SUBJECT: S-28-14, The Haywood Oaks Subdivision

CROSS-REFERENCE: Transaction Number # 404266, S-43-08

LOCATION: The site is located on the north side of Haywood Oaks Drive, and on the northeast corner of Pinecrest Road, and Haywood Oaks Drive and is within the Corporate Limits of the City of Raleigh.

PIN: 0787059426

REQUEST: This request is to approve the subdivision of a 0.81 acre tract into three lots, zoned R-4.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (1) That an updated stormwater control plan with an updated stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;
- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (3) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (4) That the stormwater covenant and the city code covenant is to be re-recorded referencing both S-43-08, and S-28-14.
- (5) That construction plans for the shared stormwater device be submitted and approved by the Public Works Department;
- (6) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be updated as appropriate and recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (7) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization Will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of The approval of a recorded map, if applicable;

Prior to issuance of a certificate of occupancy for either lot:

- (8) That in accordance with Part 10A Section 9.2.2, an as-built plan an certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Bowen (Dr. Bowen)* Date: 11-10-14

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 10/22/2014 owned by The Haywood subdivision Development Company LLC., submitted by Charles Hassinger.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4), Effective September 1, 2013.

TREE CONSERVATION: NA

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way and construction of the following streets is required by the Street Typology Map of the Comprehensive Plan. Proposed/existing street(s) are classified as Neighborhood Local. Dedication of right-of-way is not required as per Design Adjustment.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Haywood Oaks Drive	Neighborhood Local	50'	NA	31'	NA

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required 31' street with curb, gutter and sidewalk and the proposed construction is reimbursable but in this case, not applicable.

Existing streets on the site are classified as Neighborhood Local.
A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

The roadway equivalent is the Neighborhood Local (31' b/b, 59' R/W), which includes 6' planting strip, 6' concrete sidewalk, 2' maintenance area, and 5' utility easement outside the R/W.

TRANSIT: This site is presently not served by the existing transit system. Transit does not currently serve this neighborhood and it is not identified in the Raleigh Short Range Transit Plan or the Wake County 2040 Transit Study as an area for future service. The closest transit stop is on Grove Barton Rd at Lynn Rd.
No transit requests for this project

**COMPREHENSIVE
PLAN:** NA

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in R-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet, a corner lot, 80 feet. Proposed lot # 23 is 10,895 square feet, lot # 25, 10,961 square feet, and lot # 26, 13,488 square feet. All three proposed lots have frontage along Haywood Oaks Drive. These three proposed lots although recorded separately, are part of the Haywood Subdivision. The proposal conforms to the density, minimum lot size, and dimensional standards of the residential 4 Zoning District. The surrounding peripheral lots are all single family residential lots.
Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

**BLOCKS / LOTS /
ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE
TYPE:** The applicable streetscape is a Residential Streetscape which includes 6' planting strip, 6' concrete sidewalk, 2' maintenance area, and 5' utility easement outside of the Right of Way.

A Design Adjustment has been approved by the Public Works Director for this project for this section of Haywood Oaks Drive for the allowance of a recently installed, and existing streetscape. This existing streetscape involves street

trees outside of the Right of Way, a 3.5' utility strip, a 5' sidewalk and distance from the back of curb, and an existing Right-of-Way width.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 5' sidewalk exists along the north side of Haywood Oaks Drive. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Proposed subdivision will share existing offsite stormwater control measures with adjacent Haywood Subdivision (S-43-08) in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Nitrogen loading regulations will be addressed with offset fees (buydown).

This subdivision plan creates lots less than one acre in size, stormwater control measures are required to be shared among all lots and a drainage easement is required. The drainage easement shall include a maintenance covenant prepared and recorded in accordance with the UDO and the attorney who prepared this legal document shall certify in writing to the Raleigh City Attorney that the maintenance covenant is in accordance with Raleigh City Code requirements.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: NA

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 11/10/2017
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/10/2019
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT :**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.